

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

52 Lincoln Avenue, Officer Vic 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$803,000

### Median sale price

Median price \$740,000 Property Type House Suburb Officer

Period - From 01/04/2023 to 31/03/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Jersey Cr OFFICER 3809	\$804,000	01/04/2024
2	23 Millicent Pde OFFICER 3809	\$780,000	21/12/2023
3	20 Gene Dr OFFICER 3809	\$735,000	27/04/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/04/2024 11:35

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**Indicative Selling Price**  
 \$730,000 - \$803,000  
**Median House Price**  
 Year ending March 2024: \$740,000



**Property Type:** Land  
**Land Size:** 200 sqm approx  
 Agent Comments

## Comparable Properties



**23 Jersey Cr OFFICER 3809 (REI)**

Agent Comments



**Price:** \$804,000  
**Method:** Private Sale  
**Date:** 01/04/2024  
**Property Type:** House  
**Land Size:** 448 sqm approx



**23 Millicent Pde OFFICER 3809 (REI/VG)**

Agent Comments



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** House  
**Land Size:** 436 sqm approx



**20 Gene Dr OFFICER 3809 (REI)**

Agent Comments



**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx